

**COLUMBUS-STILLWATER COUNTY  
CITY-COUNTY PLANNING BOARD**

**Meeting Minutes  
Tuesday, February 24, 2009**

**Members Present:**

Rod Fink, Jeanne Kienitz, Webb Mandeville, Susie Schreiner, Ron Barndt, Dennis Holten, and Jeff Ruffatto

**Guests:**

None

**Staff Present:**

Forrest Mandeville and Laurie Kelley

**I. Call to Order**

Ed called the meeting to order at 5:30 PM

**II. Minutes**

Jeff made the motion to approve the minutes of the January 2009 meeting. Jeanne seconded; with all in favor motion carried.

**III. New Business**

There was no new business.

**IV. Old Business**

**A. Subdivision Regulation Changes Update:**

Forrest reminded the board that they voted in November to recommend adoption of the Subdivision Regulations as amended by County Resolutions 2007-33 and 2007-44. He said that the changes are currently being reviewed by the City Attorney. Once the review has been completed, a public hearing will be held, and the changes will be adopted.

**B. Mourning Dove Subdivision Update:**

Forrest said that the land being developed by Aho Construction had been put back on the market. The Planning Office received several calls from people interested in purchasing the acreage. Forrest told the Board that unless a new owner planned to use the land exactly as outlined in the conditional approval, the subdivision process would have to begin again. Dennis said that the approved annexation and zone change are contingent upon subdivision and have not yet taken place.

**V. Other**

Town Pump—Dennis said that the Town Pump project will begin in the spring. The City, Department of Transportation, and Town Pump are working together to widen the exit radius and reroute truck traffic to the reverse of what it is now. Signage will be the key to making it all work.

Tree City, USA—Forrest said the Tree Ordinance passed and is in place. Dennis said that the Tree Board needs to be chosen and that Terry Nystul would like to be a part of it. Rod said that he knew of someone that was interested and said that he would speak to him.

Heritage Well—Webb asked if the City had anything that was “shovel ready” and might be applicable to the stimulus bill. Dennis said that Heritage Well was considered to be in the top ten Montana projects being considered for the stimulus funding.

Legislative Issues—Forrest updated the Board on the planning bills currently going through the legislative process. Senate Bill (SB) 305 would require that the governing body prove that a subdivision would cause adverse impacts, and provided for a \$50.00 per lot, per month fine to the Planning Office for missing deadlines. The bill was rewritten and now only includes the penalty portion. SB 306 determines the status of remainders, and sets several conditions a remainder must meet to be considered such. Two such conditions are that the remainder must be the primary residence of the developer and it cannot be sold for 18 months.

Jeanne said that remainders are problematic for title companies because they don't have their own legal description and companies can't legally make them resurvey.

## **VI. Adjourn**

With no more business, Webb made the motion to adjourn. Ron seconded; with all in favor motion carried.

The meeting was adjourned at 6:00PM.

The next regular meeting date is March 24, 2009.

Laurie Kelley  
Administrative Assistant